

Historic Mill District Andover, Massachusetts

OCTOBER 16, 2018

ANALYSIS PROCESS

Define
Scope of
Work with
Town

Collect
Traffic Data

Analyze
Data

Determine
Possible
Alternatives

Analyze
Alternatives



1

2

3

4

5

6


7

8

9

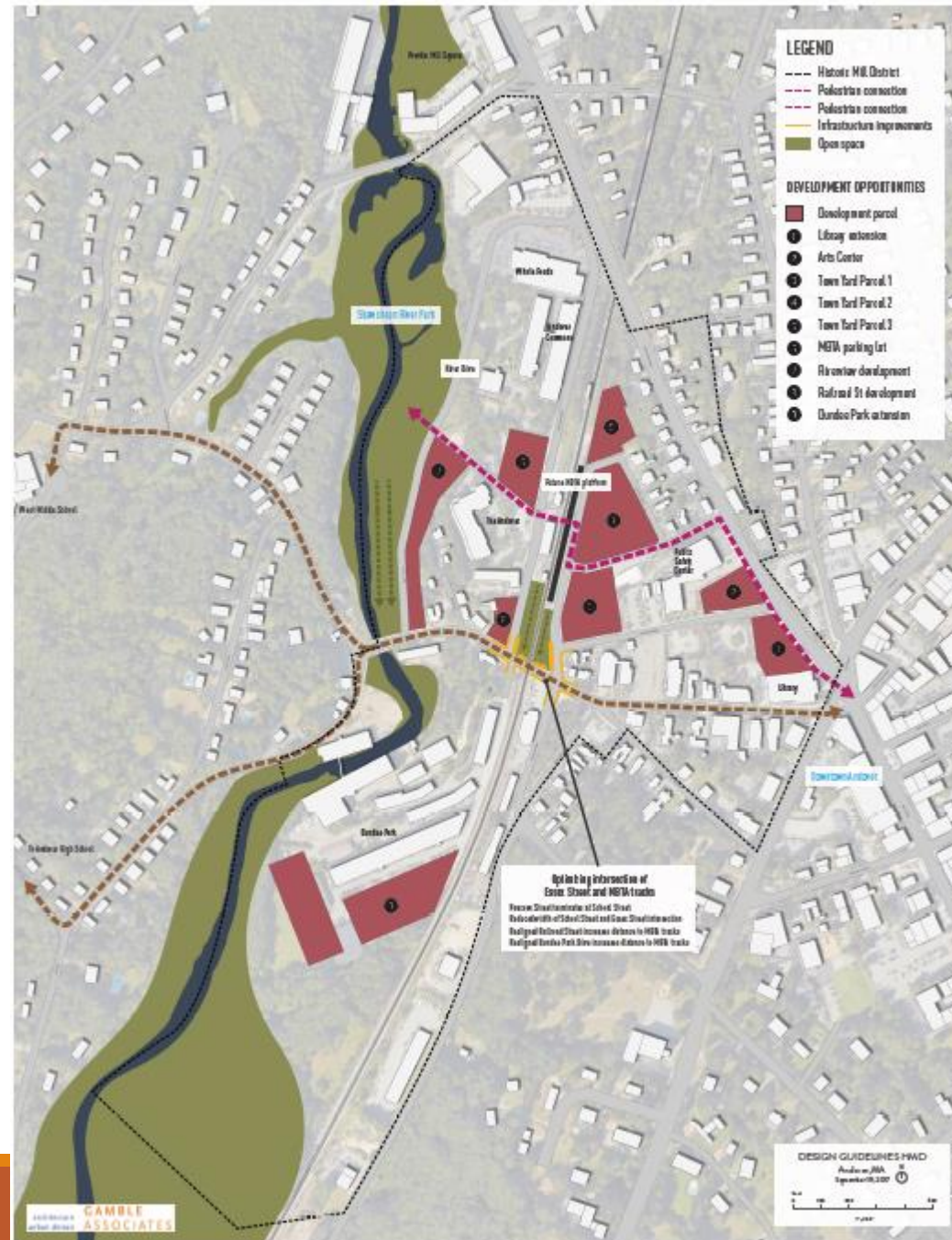
Legend

 Counting Tube (ATR)

 Study Intersection

1. Essex St at Shawsheen Rd and Red Spring Rd
2. Essex St at Railroad St/Pearson St/Dundee Park Dr
3. Pearson St at Lewis St
4. Essex St at School St
5. Essex St at Brook St/Ridge St
6. School St at Lupine Rd/Ridge St
7. N. Main St (Route 28) at Lewis St
8. N. Main St (Route 28) at Pearson St
9. Central St at Brook St

ANDOVER HISTORIC MILL DISTRICT - DESIGN GUIDELINES

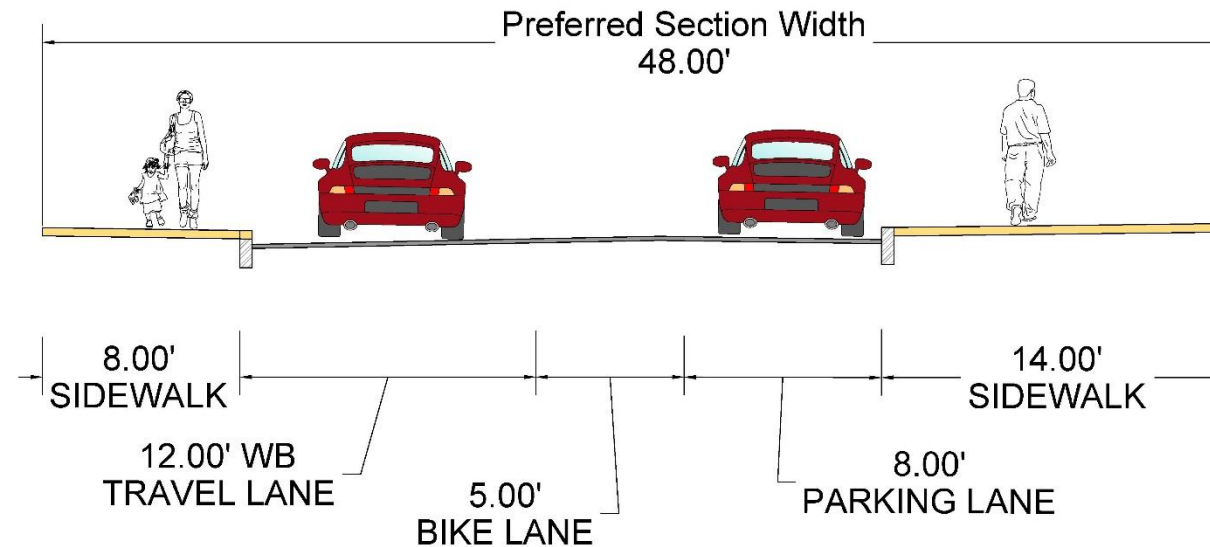






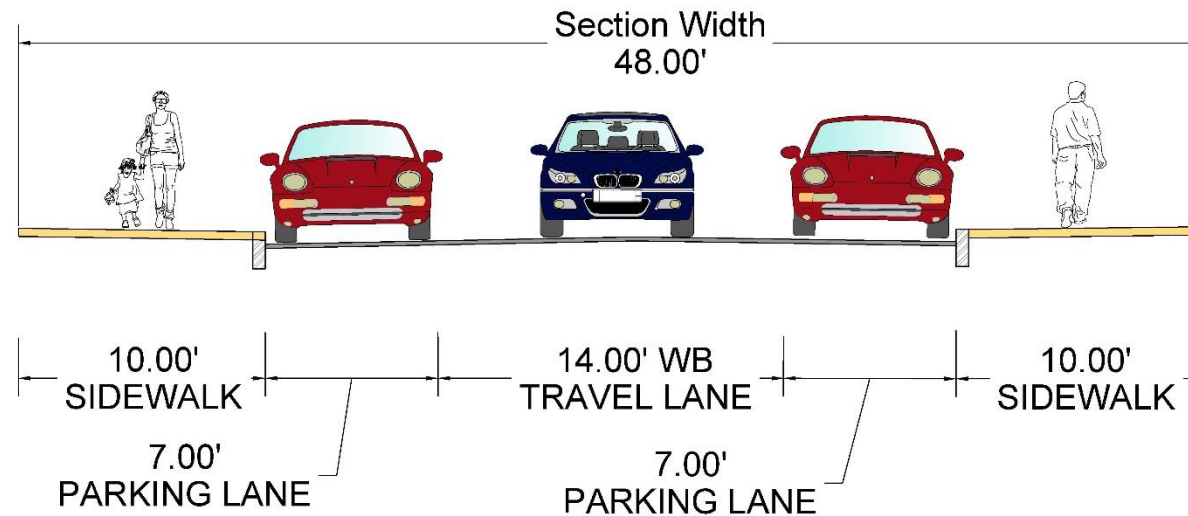
Upper Essex Street

ALTERNATIVE A PREFERRED ALTERNATIVE



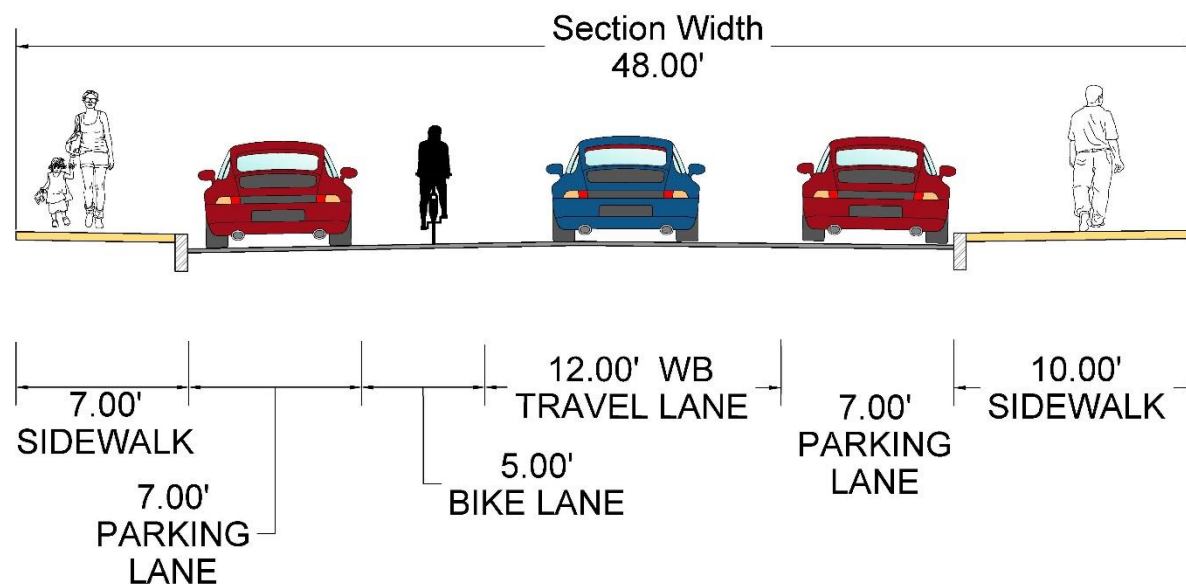
Upper Essex Street

ALTERNATIVE B



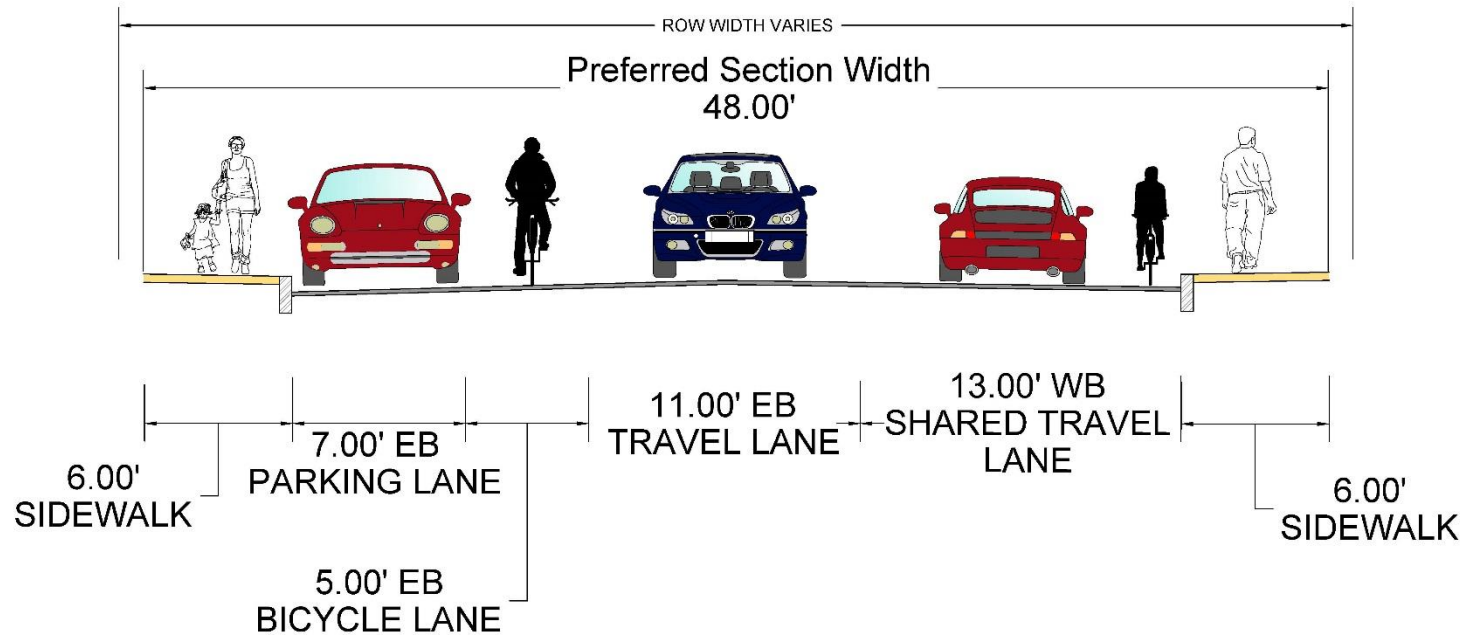
Upper Essex Street

ALTERNATIVE C



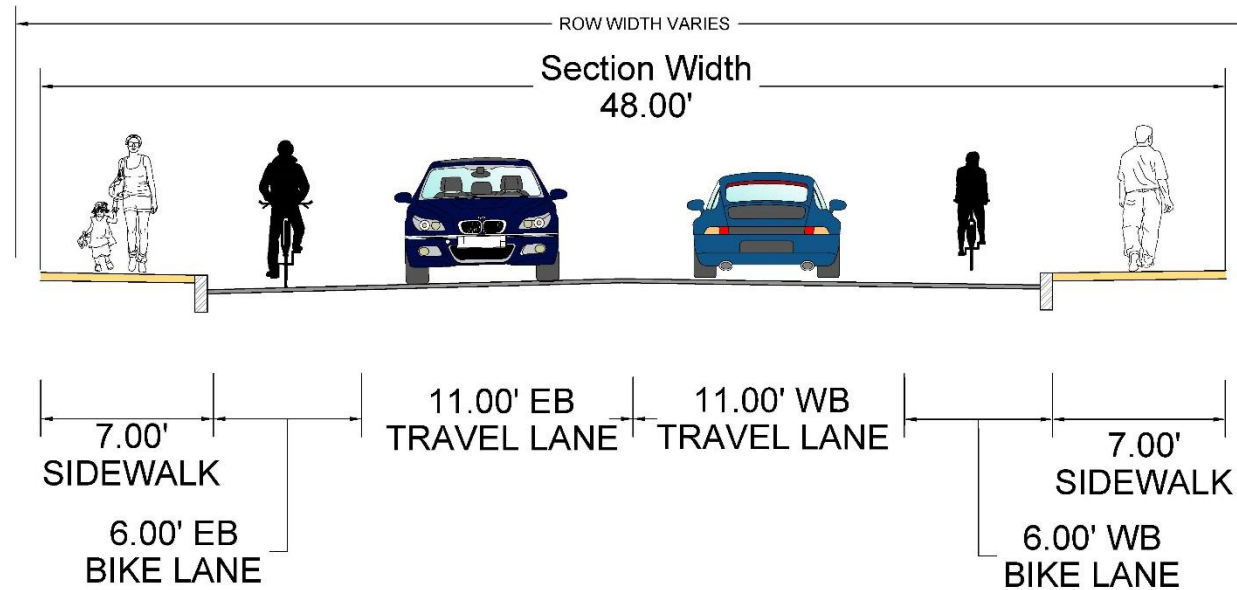
Lower Essex Street

ALTERNATIVE A PREFERRED ALTERNATIVE



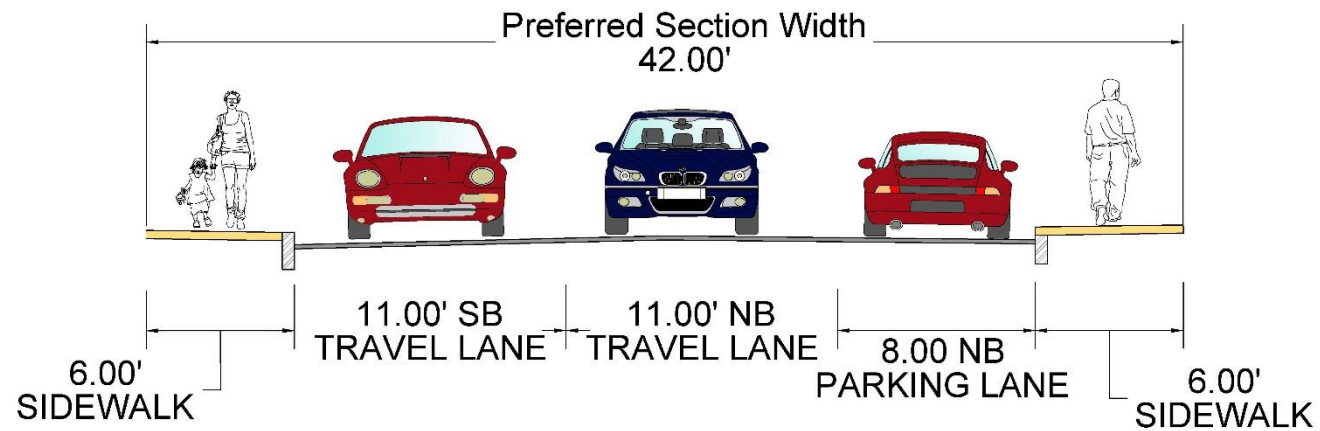
Lower Essex Street

ALTERNATIVE B



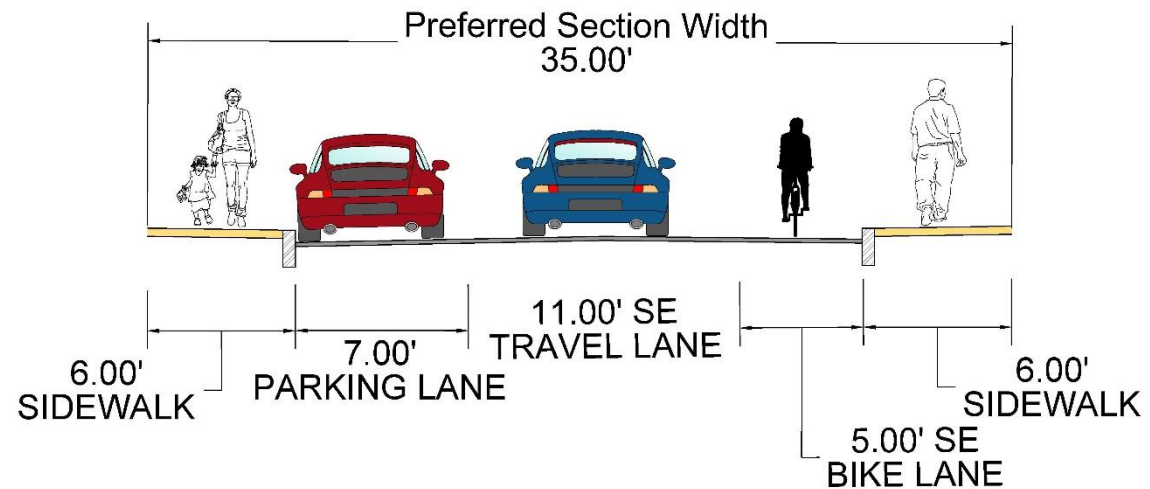
School Street

SCHOOL STREET PREFERRED SECTION



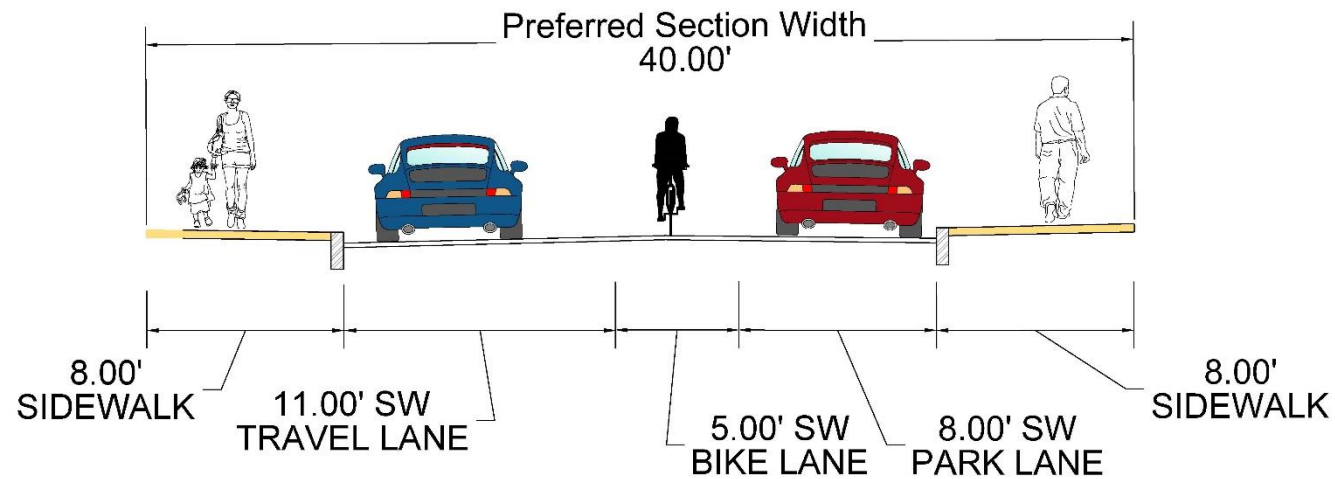
BROOK STREET

BROOK STREET PREFERRED SECTION



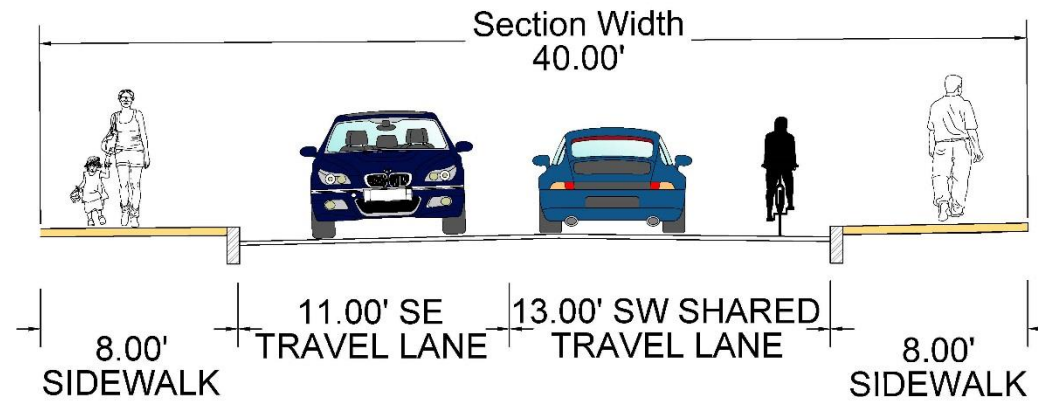
Pearson Street

ALTERNATIVE A PREFERRED ALTERNATIVE

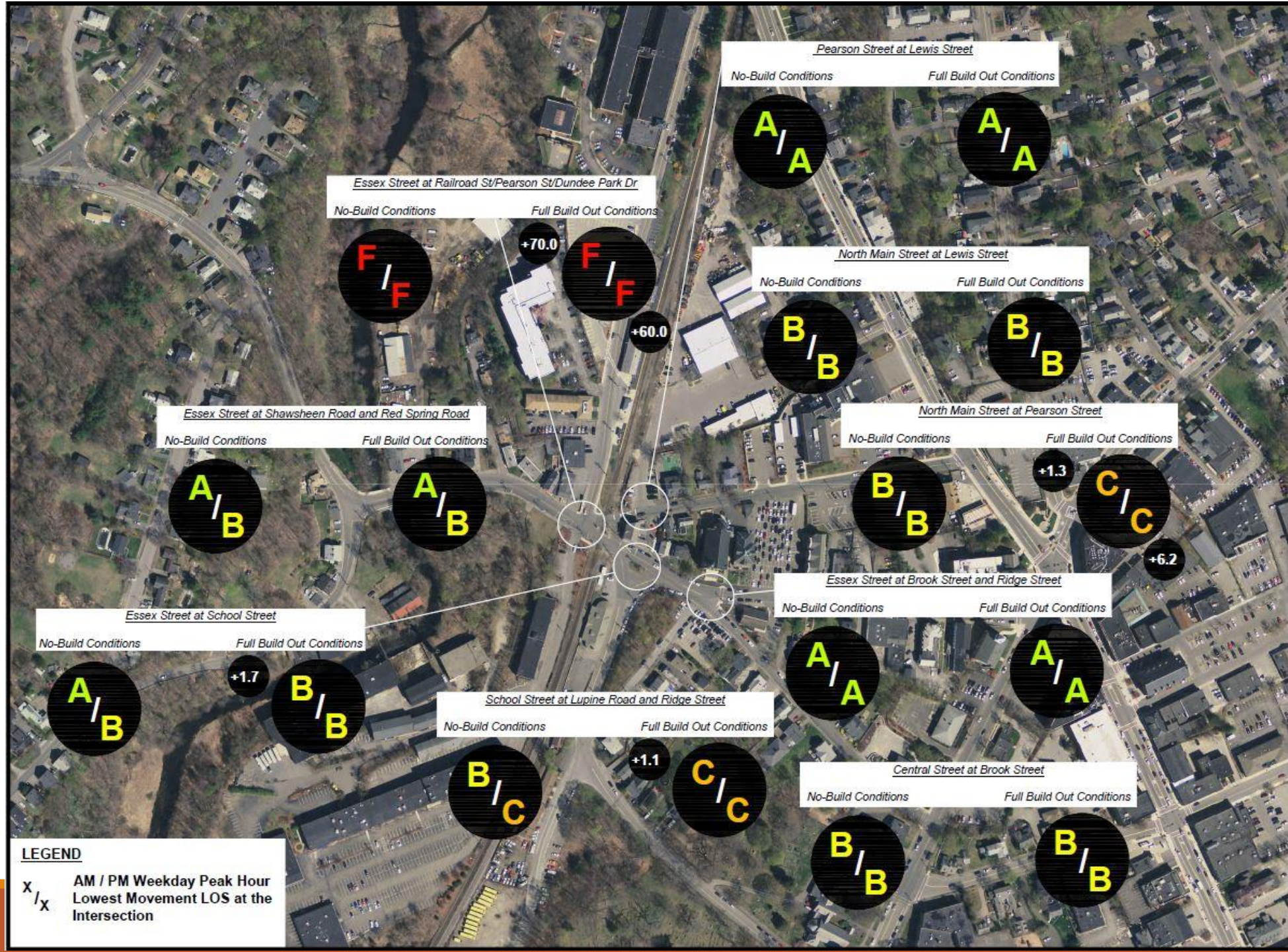


Pearson Street

ALTERNATIVE B



QUESTIONS?



Trip Generation

Parcel #	Potential Use	Size	Total Number of Trips Generated (Gross)	Total Number of Trips Generated (After 20% Reduction for Other Modes of Travel)
1	Public Use	53,100 sf	N/A	N/A
2	Office	72,000 sf	N/A	N/A
3	Residential	75,000 sf (75 Units)	27 AM, 33 PM	22 AM, 26 PM
4	Mixed-Use	80,000 sf (20,000 sf Retail + 60 units)	18 AM, 22 PM	14 AM, 18 PM
5	Residential	35,000 sf (35 Units)	13 AM, 15 PM	10 AM, 12 PM
6	Mixed-Use	79,400 sf (19,400 sf Retail + 60 Units)	18 AM, 22 PM	14 AM, 18 PM
7	Residential	90,000 sf (90 Units)	32 AM, 40 PM	26 AM, 32 PM
8	Residential	22,000 sf (22 Units)	8 AM, 10 PM	6 AM, 8 PM
9	Residential	90,000 sf (90 Units)	174 AM, 180 PM	140 AM, 144 PM
	Office	122,000 sf		





Perfecto's Caffe



N Main St

Lewis St















Tuesday June 12, 2018

Time: 2:00PM-3:15PM

Andover High School lets
out at 2:05PM

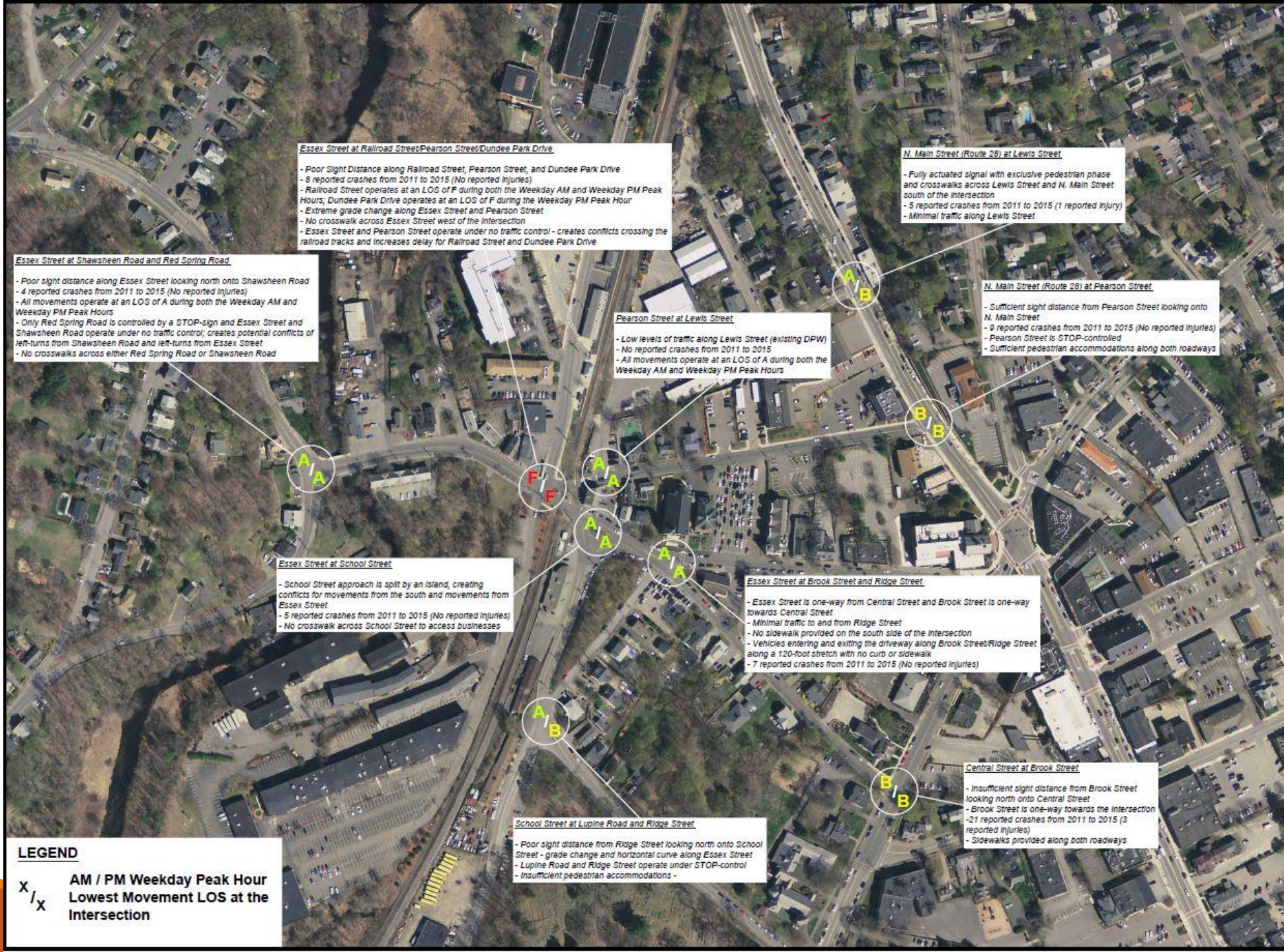
Legend

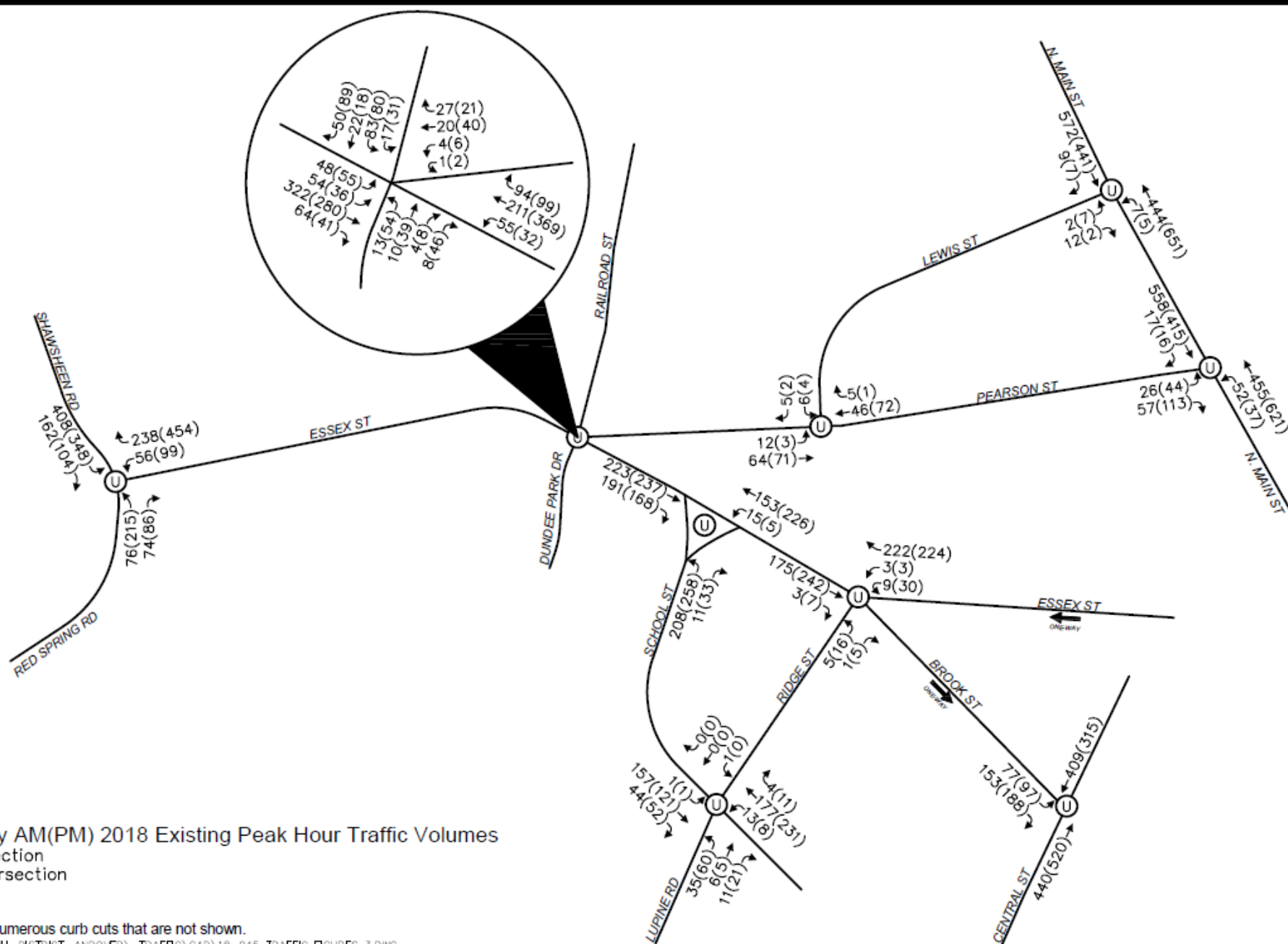
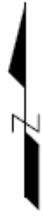
4
Numbers
represent
number of
people
walking

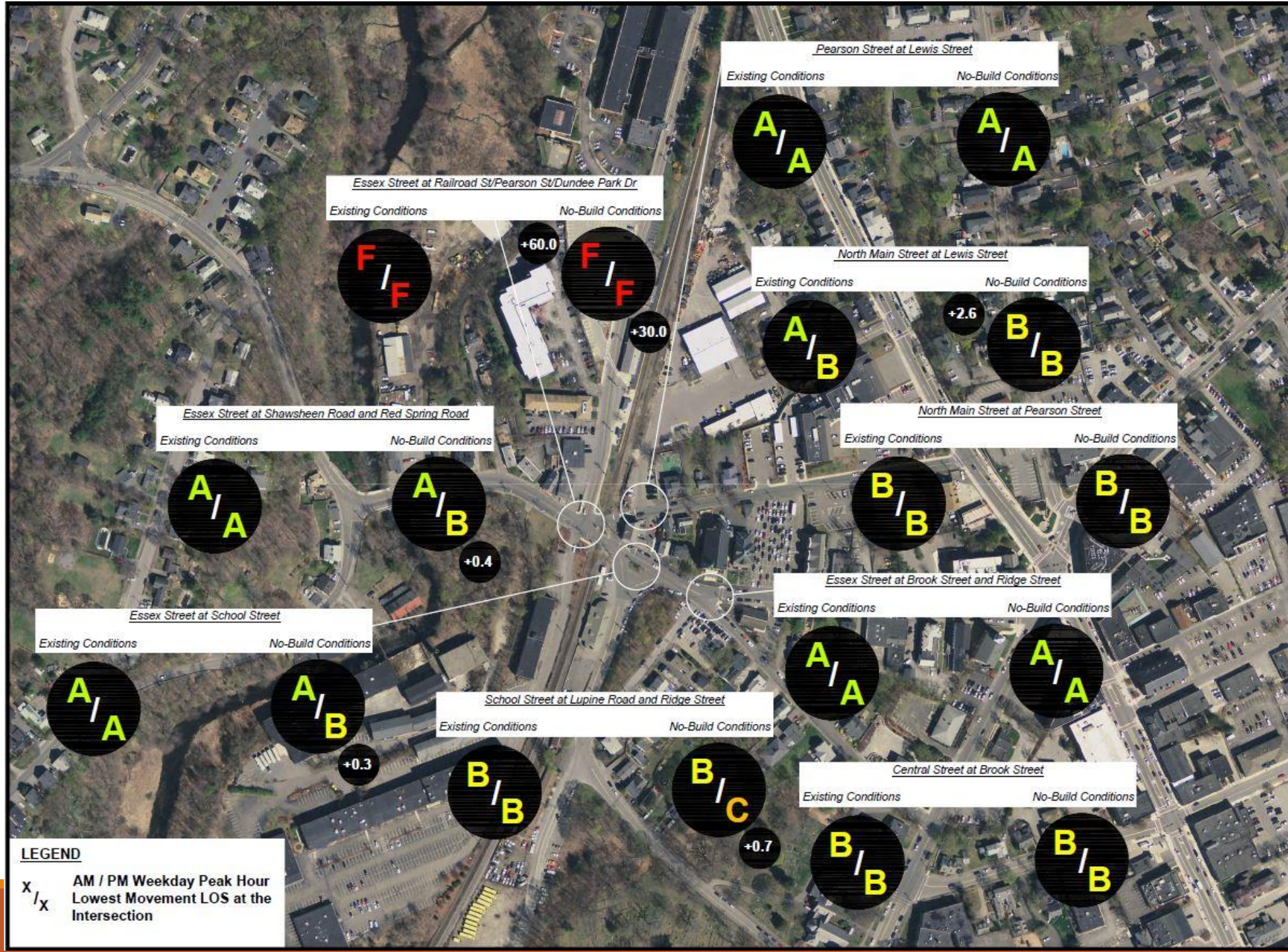
Colors
represent
different
paths

Desire Line Analysis

- 63 total pedestrians observed
- 41 pedestrians crossed the railroad tracks instead of utilizing the crosswalk across Pearson Street
- Multiple conflicts between vehicles and pedestrians traveling through the intersection
- Multiple conflicts between vehicles traveling through the intersection







Traffic Mitigation

Public- and private-sector investments need to be made to facilitate Historic Mill District redevelopment. The most pressing issue is the existing alignment of School St. with Essex St., and Pearson Street's intersection with Railroad and Essex. Also, congestion occurs at the intersection of Railroad St. and Essex St. partly because it is the single means of egress to and from Dundee Park.

Recommendations

- Improve School St. geometrics and reduce excess pavement
- Improve sight distance and offset to the railroad tracks
- Extend School St. across Essex St. towards the former Town Yard site to reduce the burden at the intersection of Railroad and Essex.
- Enhance access to Dundee Park and operations of the Essex/Railroad/Dundee Park intersection by:
 - A) Creating a second means of egress on Lupine Road via MBTA approval
 - B) Creating a second egress to Essex Street west of the existing intersection via the existing right-of-way; one-way pairing may facilitate this action
- Improve sight distance at Railroad and Essex streets, and at Brooks and Central streets.

